

Annual Plan

Ruston Section 8 Fiscal Year 2002 - 2003

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Administering Section 8 Only

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iv. Attachments

- X Admissions Policy for Deconcentrating**
- X Most Recent Board Approved Operating Budget**

v. Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan
X	State/Local Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documents	5 Year and Annual Plans
X	Most Recent Board Approved Operating Budget	Annual Plan/Financial Resources
X	Consolidated Plan	Annual Plan/Housing Needs
X	Admissions and Occupancy Policy/Tenant Selection Plan	Annual Plan/Policies
X	Section 8 Administrative Plan	Annual Plan/Policies
X	Section 8 Rent Determination [payment standard]	Annual Plan/Rent Determination
X	Section 8 Informal Review and Hearing Procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan/Grievance Procedures
X	Most Recent Fiscal Year Audit	Annual Plan

Part II. The Components of the Annual Plan

HOUSING NEEDS

A. Housing Needs of Families in the City of Ruston

Housing Needs of Families in Ruston							
Family Type	Overall	Afford-ability	Supply	Quality	Accessability	Size	Location
Income<=30% of AMI	30	5	3	3	1	3	1
Income>=30% but <50% of AMI	23	5	3	3	1	3	1
Income >50% but <80% of AMI	89	3	3	1	1	3	1

Elderly	21	4	5	2	1	3	1
Families with Disabilities	3	2	3	2	3	3	1
Race/Ethnicity	71% black	5	3	3	1	3	1
Race/Ethnicity	27% white	2	3	1	1	3	1
Race/Ethnicity	2% other	3	3	1	1	3	1

The Section 8 program used the Consolidated Plan for Louisiana, U. S. Census data updated, real estate and rental agencies, LA Tech and the current active waiting list to develop the above table. All information coming from this current year - 2002. [1 being no impact and 5 being sever impact]

Supply and afford ability are the two major impediments to meeting the housing needs for Ruston. With two universities in the area the student population and the *at need* population are constantly competing for the units. Over the past year housing exclusively dedicated for students has been developed by the private sector. In turn this has freed up some better housing for the Section 8 tenants.

-The Section 8 program will work to inform the public about the need for housing availability and the benefits of having year round tenants rather than 9 month student renters.

-The Section 8 program will work with agencies and landlords to develop mixed use housing to meet the identified needs.

B. Housing Needs of Families on the Section 8 Tenant - Based Assistance Waiting List

Section 8 Tenant - based

Section 8 Tenant - based Assistance			
	# of Families	% of Total Families	Annual Turnover
Waiting list total	200	100%	100
Extremely low income	120	60%	
Very low income	20	10%	
Low Income	30	15%	
Families with children	180	93%	
Elderly	20	10%	
Families with disabilities	3	1.5%	
Race/Ethnicity	142 black	71%	

Race/Ethnicity	54 white	27%	
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1. The waiting list is closed because the city has adopted a local priority for homeless and victims of domestic violence. We will be opening the waiting list this fiscal year 2004.

C. Strategy for Addressing Needs

Identified Need

1. Shortage of affordable housing for eligible population
 - a. Maximize the number of affordable units by:
 1. Maintain or increase section 8 lease up rates by establishing payment standards that will enable families to rent throughout the city.
 2. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentrations.
 3. Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program.
 4. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. Increase the number of affordable units by:
 - 1) Applying for additional Section 8 units should they become available.
 - 2) Pursue housing resources other than public housing or Section 8 tenant-based assistance
 - 3) Families at or below 30% of Area Median

Income

Target available assistance to families at or below 30% of AMI
Exceed HUD federal targeting requirements

3. Families at or below 50% of Area Median Income
Work with landlord to offer incentives for working tenants
4. Elderly Families
 - a. Work with other agencies to develop elderly housing
 - b. Apply for special-purpose vouchers targeted to the elderly, should they become available
5. Families With Disabilities
 - a. Work with existing agencies to expand housing for people with disabilities
 - b. Apply for special-purpose vouchers targeted to families with disabilities, should they become available

6. Races or Ethnicities with Disproportionate Housing Needs
 - a. Increase awareness of the Section 8 program among those groups showing disproportionate needs
 - b. Conduct Activities to affirmatively further fair housing
 - (1) Market the Section 8 program to additional landlords
 - (2) Counsel Section 8 tenants as to location of units outside areas of poverty or minority concentration

Reasons for Selecting Strategies

1. Funding constraints
2. Staffing constraints
3. Limited availability of sites for assisted housing
4. Community standards for success

FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Federal Grants (FY 2002)		
Annual Contributions for Section 8 Tenant Based Assistance	\$789,594	
Total Resources	\$789,564	

The only program for the City of Ruston Section 8 Program is Federal Funds - Annual Contributions.

POLICIES GOVERNING ELIGIBILITY, SELECTION and ADMISSIONS

A. Eligibility

1. The extent of screening conducted by the Section 8 staff
 - a. Criminal or drug-related activity only to the extent required by law
 - (1) The Section 8 staff request a criminal records search from local law enforcement
 - (2) The Section 8 staff request a criminal records search from state law enforcement
 - (3) The Section 8 staff does not request a criminal records

search by the FBI

2. Waiting List Organization

No additional program waiting lists are merged with the Section 8 tenant-based list.

Those interested in the program can apply at the Section 8 office at 1302 South Farmerville Street, Ruston, Louisiana; when the lists are open.

3. Search Time

The Section 8 will given an extension if the customer is making every attempt to find a place but is caught in the renting frenzy associated with the universities.

4. Admissions Preferences

a. Income targeting

The Section 8 program plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median income.

b. Preferences

(1) The Section 8 program has established preferences for admission to the Section 8 program

(2) Former Federal preferences

--Homelessness

--Involuntary Displacement (disaster)

--Victims of domestic violence

5. Prioritization of additions preferences

[1] Homelessness, involuntary displacement, domestic violence

[2] Date and time

6. Equal preferences status is then a determination based on date and time

(5&6) We have found that those who are homeless or victims of domestic violence already fit into the targeted income group, so that no further program adjustment are necessary to meet or exceed the targeted percentages.

7. Special Purpose Section 8 Assistance Programs

We have no special purpose programs at this time.

RENT DETERMINATION POLICIES

A. Section 8 Tenant-Based Assistance

1. Payment Standard

1. Payment Standards

--100% of Fair Market rent

2. Fair Market Rents are adequate to ensure success among assisted families in the City of Ruston.

3. The payment standard is reviewed annually.

4. The payment standard assessment is determined by the

- rent burdens of the assisted families.
2. Minimum Rent
 - a. \$25 has been approved by the Board as a minimum rent.
 - b. No discretionary minimum rent hardship has been established

OPERATIONS AND MANAGEMENT

A. Section 8 Management Structure

An organization chart showing the management structure is attached.

B. HUD Programs under Section 8 Management

PROGRAM NAME	UNITS OR FAMILIES SERVED AT YEAR BEGINNING	EXPECTED TURNOVER
Section 8 Vouchers	0	0
Section 8 Certificates	218	92
Section 8 Mod Rehab	16	8

C. Management and Maintenance Policies

Section 8 Management
Adopted Administrative Plan

GRIEVANCE PROCEDURES

A. Section 8 Tenant – Based Assistance

1. The Section 8 program has not established any additional informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance programs other than the federal requirements found at 24 CFR 9827.

2. Those procedures can be viewed at:
Section 8 Office
1302 S. Farmerville Street
Ruston, Louisiana 71270

HOME OWNERSHIP

A.. Section 8 Tenant Based Assistance

1. The Section 8 program does not plan on administering a Section 8 Home ownership program

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

A. Section 8 Coordination with the Welfare (TANF) Agency

1. Cooperation agreements
The Section 8 program has not at this time entered into any cooperative agreements with the TANF agency to share information, although informally both parties share information at this time.
2. Other efforts between the Section 8 program and the TANF agency
 - client referrals
 - informal sharing regarding mutual clients

B. Services and programs offered to residents and participants

1. General
 - Section 8 admissions policies
2. Economic and Social self-sufficiency programs
The Section 8 program directly works with the local domestic abuse shelter to house, train and counsel victims of domestic violence both at the DART shelter and in tenant's own residences.

CIVIL RIGHTS CERTIFICATIONS

The Section 8 Program Board certifies that the program is carried out in conformity to all applicable civil rights requirements and affirms fair housing rights under:

- ~ Title VI of the Civil Rights Act of 1964
- ~ The Fair Housing Act
- ~ Section 504 of the Rehabilitation Act of 1973
- ~ Title II of the Americans with Disabilities Act of 1990

FISCAL AUDIT

1. The Section 8 program has a recent audit.
2. That audit was not submitted to HUD.
3. There was one finding.
4. That finding has been resolved.

OTHER INFORMATION

A. Resident Advisory Board Recommendation

The RAB reviewed the plan but did not have any recommendations. Concern was expressed that there is such a long waiting list. We still are not meeting the needs of the people in the area.